



Inspection Report

Johnny Homebuyer

Property Address:
123 Richmond Dr
Chesterfield 12345



HOME INSPEX

**Eric Babcock Virginia Licensed Home Inspector #3380-000231, NRS
P.O. Box 1864
Midlothian, VA 23113**

B (804) 744-4663
F (866) 588-0910
www.homeinspex.com



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Date: 4/18/2018	Time: 1:20 PM	Report ID:
Property: 123 Richmond Dr Chesterfield 12345	Customer: Johny Homebuyer	Real Estate Professional: Susie Sellsmore

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspections, repairs and/or replacement of item(s), component(s) or unit(s) are the Client(s) responsibility and should be considered before you purchase the property (if applicable). A home inspection is not a code compliance review nor permit verification.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended at the moment it was inspected allowing for normal age appropriate wear and tear.

Not Inspected (NI) = This item, component or unit was not inspected. No representations are made regarding condition or functionality.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, and/or needs further inspection by a qualified contractor with repairs as needed. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Attention (A) = Client(s) attention is recommended to this item, component or unit. A relatively minor repair may be needed at this time. This area may not be in need of immediate major repair at the time it was inspected, however it may in the future. This area should be monitored and corrected as needed. Should Client(s) desire more information about this area they should obtain further evaluation with repairs/enhancements as needed by qualified specialist(s) (prior to the end of Client(s) contingency period if applicable).

Safety Issue (S) = A potential or eminent safety issue is noted at this item, component or unit. Further evaluation is recommended with repairs/safety enhancements as needed by qualified specialist(s).

In Attendance:

Client(s) and their agent

Type of building:

Detached single family house, with attached garage

Age (as provided):

1997 (zillow)

Occupancy Status and Contents:

Fully Furnished, Personal Belongings Stored, Approx 65 - 70
Belongings limit complete access (areas not readily accessible not inspected)

Approximate Temperature:

Approx 65 - 70

Weather:

Dry

Summary



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The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. If repair estimates are provided, they do not account for hidden issues, are provided without a defined scope of work, are the inspectors opinion given the information that was obtained at the time of inspection, and therefore repair estimates may not be accurate. For more accurate repair estimates obtain written quotes from qualified licensed specialists prior to the end of Clients contingency period. A home inspection is not required to provide repair estimates; if provided they are done so for free as a courtesy to the Client(s). Client(s) are recommended to follow all recommendations within this report, including any recommendations from contractors and/or other qualified parties that resulted from our recommendation for further evaluation. We recommend all items be completely addressed prior to settlement closing if applicable. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

General Summary

1.0 ROOF COVERINGS AND FLASHINGS

Inspected, Repair or Replace

Several small damaged areas seen at shingles. Shingles exhibit deterioration such as loss of granules.

The roof appears to be near the end of it's anticipated lifespan. Anticipate replacement in near future.

Further comprehensive evaluation is recommended by qualified licensed contractor with repairs to follow as needed, to include defects discovered during the further evaluation process.

\$300 - \$6,500 +/-

2.0 EXTERIOR WALL SIDING

Inspected, Repair or Replace

(1) Appearance of loose siding seen at (including but not limited to) rear near vent, rear lower areas, lower right side... Other loose areas are likely present.

Further comprehensive evaluation to the siding by qualified contractor(s) with repairs to follow as needed is recommended.

Detailed quotation required.

2.3 DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIOS, COVERS AND HANDRAILS

Inspected, Warrants Attention

(1) Screen damaged at rear porch door.

\$100 +/-

2.4 DRIVEWAYS, WALKWAYS AND RETAINING WALLS (With respect to walls effect on the condition of the building)

Inspected, Repair or Replace, Potential Safety Concern

(1) Potential trip hazards were observed at the walkway(s).

Further evaluation by a qualified licensed contractor is recommended with repairs to follow as needed.

Estimate for basic repairs only. Actual costs may be higher.

\$150 - \$300 +/-

(2) Roots are close to sidewalk and appear to be lifting part of the sidewalk.

2.5 EAVES, SOFFITS, FASCIAS AND TRIM AREAS

Inspected, Repair or Replace

Loose vertical trim piece near front door. Water may enter this area.

\$150 +/-

5.3 ROOF STRUCTURE AND ATTIC

Inspected, Repair or Replace

Moisture stains and damage in attic at (including but not limited to) front right corner area (this is likely an active leak).

Further evaluation with repairs as needed is recommended by qualified contractor(s).

7.3 ELECTRIC RECEPTACLES, SWITCHES AND CEILING FANS

Inspected, Repair or Replace

Loose receptacles observed at (including but not limited to): master bedroom, family room.

GFCI receptacle damaged in master bathroom.

Attic light switch missing cover.

Further comprehensive evaluation and repairs as needed by a qualified electrician is recommended, to include repair of other electrical defects that may be discovered as a result of this further evaluation process.

Estimate for basic repairs only. Actual costs may be higher.

\$200 - \$300 +/-

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected, Repair or Replace

Rear exterior vent cover appears damaged or missing, with excessive caulking around area.

I recommend further evaluation and repairs as needed by qualified contractor.

\$150 +/-

11.0 General Notes

Inspected, Warrants Attention

(1) Recommend to verify if what appears to be additions or improvements are permitted by the county in jurisdiction.

Door to study was locked, this area not entered nor inspected. Furnishings and belongings limit inspection. The condition and functionality of concealed areas and items are unknown.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Eric Babcock

1. Roofing

Styles & Materials

Roof Covering:

Composition Shingles

Roof Inspection Means:

Ground with Binoculars
From upstairs window(s)

Chimney(s) (exterior):

Metal Flue Pipe(s)

Inspection Items

1.0 ROOF COVERINGS AND FLASHINGS

Comments: Inspected, Repair or Replace



1.0 Item 1(Picture) Example of shingle damage at gable



1.0 Item 2(Picture) Example of shingle damage at rear corner



1.0 Item 3(Picture) Example of shingle damage at front

Several small damaged areas seen at shingles. Shingles exhibit deterioration such as loss of granules.

The roof appears to be near the end of it's anticipated lifespan. Anticipate replacement in near future.

Further comprehensive evaluation is recommended by qualified licensed contractor with repairs to follow as needed, to include defects discovered during the further evaluation process.

1.1 CHIMNEY(S)

Comments: Not Present

1.2 ROOF DRAINAGE SYSTEMS

Comments: Inspected, Warrants Attention



1.2 Item 1(Picture) Rear downspout too short

(1) Add splashblocks where they are missing to reduce erosion and route downspouts away from house and downhill as needed to promote effective drainage.

Downspout at porch is too short.

There was debris observed in/on the gutters. Gutter cleaning is recommended.

Further evaluation is recommended by qualified contractor with maintenance/repairs to follow as needed.



1.2 Item 2(Picture) Gutter cleaning recommended

(2) The gutters are fitted with the gutter helmet/gutter shield/gutter screen type of system. These items limit the ability to see inside the gutters to check them for debris. It's unknown how well they will perform.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, the accessibility and view of some areas may be limited. The inspector reports findings that are present during the inspection, and cannot predict future performance or provide any guarantee. Any items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. The effectiveness of gutter guard type products and underground drainage systems, if present, are unknown. This inspection only includes the visible areas of the roof, flashings, gutters etc. as they were visible at the time the roof was inspected. Chimney flues are not visible and are not inspected. Chimney(s) should be inspected and cleaned prior to use by a qualified chimney sweep, with repairs as/if needed by qualified contractor(s). If any deficiencies are noted they should be comprehensively evaluated by a qualified contractor, with all repairs to be performed as needed. This inspection is not a guarantee that the roof is not leaking.

2. Exterior

Styles & Materials

Siding Material:

Vinyl siding
Brick veneer

Appurtenance:

Screened porch
Sidewalk(s)
Deck

Driveway:

Concrete

Sidewalks:

Concrete
Pavers
Potential trip hazard(s) present

Trim Material:

Metal wrapping
Vinyl/PVC

Inspection Items

2.0 EXTERIOR WALL SIDING

Comments: Inspected, Repair or Replace



2.0 Item 1(Picture) Example of loose siding at rear



2.0 Item 2(Picture) Seal exterior openings as needed, this is at suction line



2.0 Item 3(Picture) Example of loose siding at right side

(1) Appearance of loose siding seen at (including but not limited to) rear near vent, rear lower areas, lower right side... Other loose areas are likely present.

Further comprehensive evaluation to the siding by qualified contractor(s) with repairs to follow as needed is recommended.

(2) Recommend to seal any exterior holes that may allow pest entry, such as at suction line near outdoor unit.

2.1 DOORS (Exterior)

Comments: Inspected

2.2 GRADING, DRAINAGE AND VEGETATION

Comments: Inspected, Warrants Attention

This lot appears relatively flat. Ideally the ground should slope away from the house at all sides to promote effective drainage.

2.3 DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIOS, COVERS AND HANDRAILS

Comments: Inspected, Warrants Attention



2.3 Item 1(Picture) Screen damage at rear door

(1) Screen damaged at rear porch door.

(2) Several handrails felt slightly loose, recommend to monitor.

Rear patio exhibits weathering with small damaged areas developing.

(3) A pet door is installed at porch.

2.4 DRIVEWAYS, WALKWAYS AND RETAINING WALLS (With respect to walls effect on the condition of the building)

Comments: Inspected, Repair or Replace, Potential Safety Concern



2.4 Item 1(Picture) Potential trip hazard

(1) Potential trip hazards were observed at the walkway(s).

Further evaluation by a qualified licensed contractor is recommended with repairs to follow as needed.

Estimate for basic repairs only. Actual costs may be higher.

(2) Roots are close to sidewalk and appear to be lifting part of the sidewalk.

2.5 EAVES, SOFFITS, FASCIAS AND TRIM AREAS

Comments: Inspected, Repair or Replace



2.5 Item 1(Picture) Loose trim at front

Loose vertical trim piece near front door. Water may enter this area.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. We recommend that all exterior door locks be changed upon occupancy, and to ensure all related locking hardware is properly adjusted and functional.

3. Garage

Styles & Materials

Garage Door Type:

Two automatic

Vehicle door safety auto reverse:

Door reversed when sensor beam was interrupted

Inspection Items

3.0 GARAGE CEILINGS

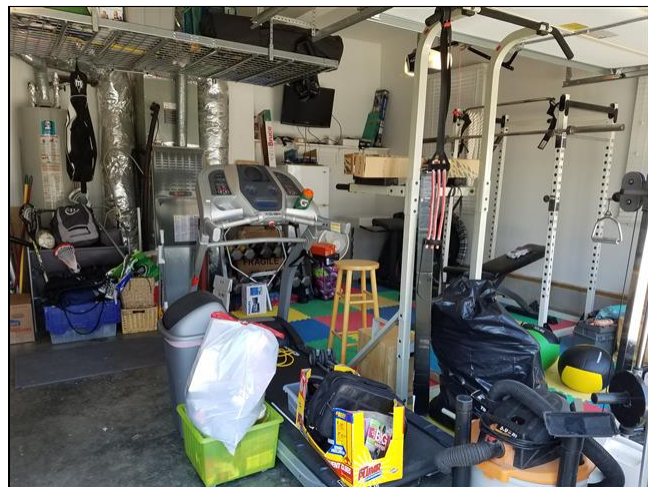
Comments: Inspected

3.1 GARAGE WALLS

Comments: Inspected

3.2 GARAGE FLOOR

Comments: Inspected



3.2 Item 1(Picture) Belongings limit inspection

Slab appears to have common crack(s). Not all garage floor areas were visible due to personal belongings.

3.3 GARAGE DOOR(S)

Comments: Inspected

4. Interiors

Styles & Materials

Floor covering(s) material

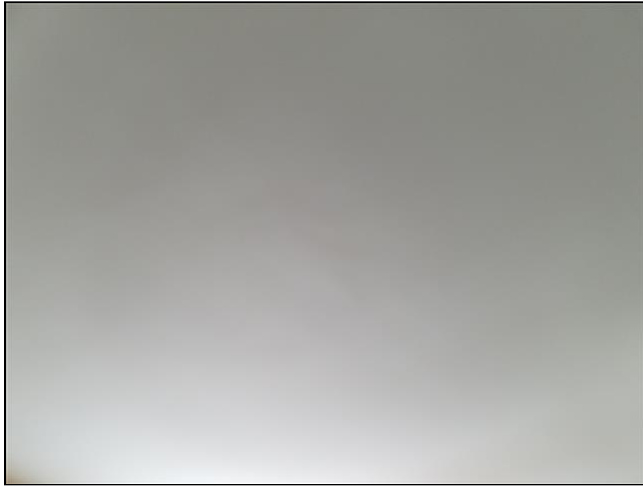
appearance:

- Carpet
- Tile
- Vinyl
- Wood

Inspection Items

4.0 CEILINGS

Comments: Inspected, Warrants Attention



4.0 Item 1(Picture) Ceiling repair in family room

Appearance of previous ceiling repairs seen in family room. Reason for repairs unknown. Inquire with seller for possible details.

4.1 WALLS

Comments: Inspected

4.2 FLOORS

Comments: Inspected

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

Most areas under sinks were not readily accessible due to stored items. Areas that are not readily accessible cannot be inspected. Recommend to inspect these areas during the final walk through when the house is empty, and repair any discovered defects prior to closing.

4.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected, Warrants Attention

(1) Upstairs bathroom door rubs on floor.

(2) Appearance of insufficient space between the bottom of some of the interior doors and the floors. Approximately a 3/4 inch gap is recommended under interior doors to promote proper airflow from the rooms to the air return(s).

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, Warrants Attention



4.6 Item 1(Picture) Window seal appears to have moved in master bathroom

Window treatments, furniture and/or personal belongings conceal some window areas. This limits inspectors ability to see, operate and fully inspect them.

Windows do not appear new and some exhibit imperfections.

Window seal appears shifted in bathroom, but otherwise appears serviceable at time of inspection.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. A representative sample of windows will be inspected. Please be aware that the inspector has your best interest in mind. If applicable any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

Styles & Materials

Method used to observe Crawlspace: Crawled	Foundation: Masonry block	Columns or Piers: Masonry block
Method used to observe Attic: Inspected from accessible floored areas Entered Belongings limit complete attic access and inspection	Floor Structure: Wood joists Wood beam(s)	Roof Structure: Wood Trusses Not fully visible
Roof-Type: Gable	Attic access: Pull Down stairs	

Inspection Items

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected, Warrants Attention



5.0 Item 1(Picture) Example of efflorescence at foundation

Efflorescence seen at some foundation areas. I recommend to keep areas adjacent to house dry to reduce block wicking.

5.1 FLOORS (Structural)

Comments: Inspected

5.2 CEILINGS (structural)

Comments: Inspected

5.3 ROOF STRUCTURE AND ATTIC

Comments: Inspected, Repair or Replace



5.3 Item 1(Picture) Sheathing stains and damage

Moisture stains and damage in attic at (including but not limited to) front right corner area (this is likely an active leak).

Further evaluation with repairs as needed is recommended by qualified contractor(s).

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase (if applicable). It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Note that the appearance of mold is seen in most crawlspaces, and is likely also in this property's crawlspace, even if not mentioned in this report. If the Client(s) wish to obtain information on mold they are advised to purchase a comprehensive mold inspection. This inspection specifically disclaims identifying mold.

6. Plumbing System

Styles & Materials

Plumbing Water Supply (into home): Black hose	Plumbing Water Distribution: CPVC Not fully visible	Plumbing Waste: PVC
Water Heater Power Source: Gas	Water Heater Capacity: 50 Gallon	Water Heater Location: Garage Water heater may be nearing end of it's life
Water shut off valve location: Crawlspace	Fuel Main Shut Off Valve Location: Gas meter	

Inspection Items

6.0 PLUMBING: DRAIN, WASTE, VENT, SUPPLY, KITCHEN AND BATHROOMS

Comments: Inspected

(2) Water off at hose bibs; not operated.

6.1 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected, Warrants Attention

The water heater may be nearing the end of its anticipated lifespan. It may need repair or replacement in near future. It appears to be original, and old.

Pipe insulation conceals pipes near water heater.

6.2 MAIN WATER SHUT-OFF DEVICE (not operated)

Comments: Inspected

6.3 FUEL STORAGE AND DISTRIBUTION SYSTEMS

Comments: Inspected

6.4 MAIN FUEL SHUT OFF

Comments: Inspected

6.5 SUMP PUMP

Comments: Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Non-metallic sheathed electrical cable

Location of Electric Panel(s):

Garage

Inspection Items

7.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

7.2 BRANCH CIRCUIT CONDUCTORS

Comments: Inspected

7.3 ELECTRIC RECEPTACLES, SWITCHES AND CEILING FANS

Comments: Inspected, Repair or Replace



7.3 Item 1(Picture) GFCI damaged in master bathroom

Loose receptacles observed at (including but not limited to): master bedroom, family room.

GFCI receptacle damaged in master bathroom.

Attic light switch missing cover.

Further comprehensive evaluation and repairs as needed by a qualified electrician is recommended, to include repair of other electrical defects that may be discovered as a result of this further evaluation process.

Estimate for basic repairs only. Actual costs may be higher.



7.3 Item 2(Picture) Switch cover missing in attic

7.4 SMOKE DETECTORS

Comments: Inspected

7.5 CARBON MONOXIDE DETECTORS**Comments:** Inspected

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected. The inspector tests a representative sample of receptacles. Smoke detector batteries should be replaced and the detectors tested upon occupancy. Replace smoke detectors if they're old than 7 years, or when their warranty expires. Carbon monoxide detectors should be properly installed and functional if the house has a fireplace, garage, or uses oil, gas, propane or wood for heating. Any repair items mentioned in this report should be considered before purchase (if applicable). It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning*Styles & Materials*

Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding fireplaces): One
Furnace/Air Handler location(s): Garage	Cooling Equipment Type: Air conditioner unit(s)	Number of AC Only Units: One
Types of Fireplaces: Prefabricated gas, vented Extra Info : Blower, if present, not operated	Fireplace blower: Blower, if present, not operated	Heat Pump / Air Conditioning Unit Observations: Cold air blowing from registers observed Verified suction line was cold during operation Indoor temperature decreased during air conditioning operation

*Inspection Items***8.0 HEATING EQUIPMENT****Comments:** Inspected

Inside of furnace not seen due to removal of panel will stop system.

8.1 NORMAL OPERATING CONTROLS**Comments:** Inspected**8.2 DISTRIBUTION SYSTEMS****Comments:** Inspected**8.3 FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)****Comments:** Inspected**8.4 FIREPLACES, WOOD STOVES, GAS LOGS****Comments:** Inspected, Warrants Attention, Potential Safety Concern

The pilot light was not lit at the fireplace, its operation was unable to be confirmed. Recommend to confirm proper fireplace operation prior to closing.

The glass may get very hot at the fireplace when having fires, and can cause severe burns. I recommend installing an appropriate screen in front of the fireplace to reduce this potential hazard.

8.5 COOLING AND AIR HANDLER EQUIPMENT**Comments:** Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Any repair items mentioned in this report should be considered before purchase (if applicable). It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All HVAC equipment should be professionally serviced by a licensed contractor at least once per year, and is recommended now if it's unknown when the last servicing was performed. Change air filters approximately every 3 months or as otherwise directed by the equipment or filter manufacturer instructions. Change the air filter now if you don't know when it was last changed or it looks dirty. Home InspeX and home inspector(s) are not responsible for improperly maintained equipment. Note that heat pumps are operated in either heating or cooling mode during the inspection. Prefabricated fireplaces and gas logs should be professionally serviced at least once per year, and is recommended now if it's unknown when fireplace was last serviced. A permit may be required by the local government when converting a wood burning fireplace to gas or propane. Home InspeX does not check for permits.

9. Insulation and Ventilation

Styles & Materials

Attic Insulation:

Fiberglass batts
Cellulose

Attic Ventilation:

Gable vents
Thermostatically controlled fan
Extra Info : Fan was operating in attic

Bathroom Ventilation:

Fan(s) (operated)
Window(s)

Dryer power source and laundry area access:

240 Electric
Clothes dryer operated briefly
Areas behind washer/dryer not visible

Floor System Insulation:

Fiberglass batts

Vapor Barrier:

Present

Inspection Items

9.0 INSULATION IN ATTIC

Comments: Inspected

9.1 INSULATION UNDER FLOOR SYSTEM (at visible areas)

Comments: Inspected, Warrants Attention

Several pieces of loose or fallen floor insulation was observed in the crawlspace. The insulation should be properly installed to perform as intended.

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE)

Comments: Inspected

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

Crawlspace vents have been sealed.

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected, Repair or Replace



9.4 Item 1(Picture) Missing cover, excessive caulking, loose siding

Rear exterior vent cover appears damaged or missing, with excessive caulking around area.

I recommend further evaluation and repairs as needed by qualified contractor.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Inspection of HVAC damper systems and components is beyond the scope of this inspection. Dryer vents should be cleaned about once per year, depending on dryer use. Bathroom vents should be inspected and cleaned as needed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase (if applicable). It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

Styles & Materials

Range/Oven:

Electric

Inspection Items

10.0 DISHWASHER

Comments: Inspected, Warrants Attention



10.0 Item 1(Picture) Loose bracket at dishwasher
Loose bracket at top of dishwasher.

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.2 RANGE HOOD

Comments: Inspected

10.3 FOOD WASTE DISPOSER

Comments: Inspected

10.4 BUILT - IN MIRCROWAVE

Comments: Inspected

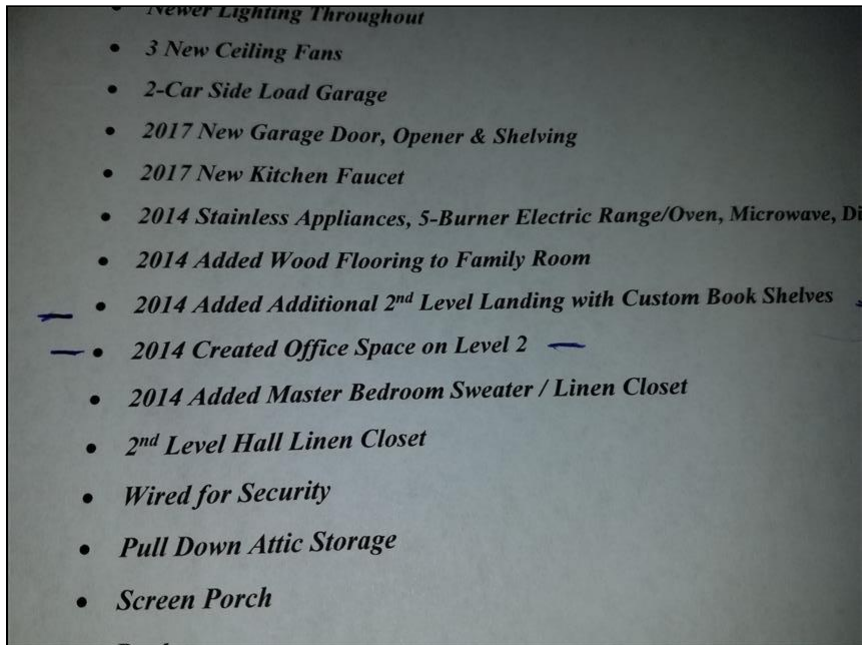
The built-in appliances of the home were inspected and reported on with the above information. The ability of the microwave to heat food was not tested. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase (if applicable). It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. General Notes

Inspection Items

11.0 General Notes

Comments: Inspected, Warrants Attention



11.0 Item 1(Picture) County permits may be required for added items as stated



11.0 Item 2(Picture) Door locked and key not seen

(1) Recommend to verify if what appears to be additions or improvements are permitted by the county in jurisdiction.

Door to study was locked, this area not entered nor inspected. Furnishings and belongings limit inspection. The condition and functionality of concealed areas and items are unknown.

(2) Recommend further inspection when house is empty to ensure no hidden damages are present.



INVOICE

HOME INSPEX.com

HOME INSPEX
P.O. Box 1864
Midlothian, VA 23113

B (804) 744-4663
F (866) 588-0910
www.homeinspex.com
Inspected By: Eric Babcock

Inspection Date: 4/18/2018
Report ID:

Customer Info:	Inspection Property:
Johnny Homebuyer Customer's Real Estate Professional: Susie Sellsmore	123 Richmond Dr Chesterfield 12345

Inspection Fee:

Service	Price	Amount	Sub-Total
Inspection Fee	440.00	1	440.00
			Tax \$0.00
			Total Price \$440.00

Payment Method: Cash

Payment Status: Paid At Time Of Inspection

Note: Your Business is Appreciated!



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Eric Babcock

P.O. Box 1864
Midlothian, VA 23113

B (804) 744-4663
F (866) 588-0910
www.homeinspex.com

